

GEORGETOWN PLANNING COMMISSION
Regular Meeting Date
Wednesday, January 10, 2018, 6:00 P.M.

CALL TO ORDER

The Georgetown Planning Commission was called to order at 6:00 P.M. by Nikki Weber on the second floor of Town Hall, 404 6th Street, Georgetown, CO.

ROLL CALL: Vice-Chairperson Nikki Weber - Present
Members Kathleen Hoeft - Present
Anne Wilkins - Present
Braden Weber, Alternate - Absent

TOWN STAFF and VISITORS

Martin Landers, Town Planning Consultant by telephone, Recording Secretary Jennifer Yobski, were present.

AGENDA APPROVAL

Motion to approve the agenda was made by Wilkins, with second by Hoeft. Motion was approved unanimously.

AUDIENCE BUSINESS

There was no audience business.

New Business

Public Hearing- Text Amendment concerning Condominium Subdivisions

Weber opened the Public Hearing at 6:10 p.m. There were no public comments. The Public Hearing was closed at 6:11 p.m.

Martin Landers, appeared by telephone to explain the text amendment and that it is needed because section 17.28.040 of the Georgetown Municipal Code provides for land development activities that are exempt from the full subdivision process and procedures, but has no provision for the division of multi-family property into separate airspace units, otherwise known as condominium subdivision.

The Bighorn Crossing development will require a future condominium subdivision in order to transfer ownership of its 65 townhome units to individual property owners. The proposed text amendments will accommodate this requirement for Bighorn Crossing, as well as for other properties in Georgetown that may seek to divide multi-family property into separate airspace units. The proposed text amendments consist of:

1. Revising the title of GMC Section 17.28.040 to more clearly identify its intent for subdivision exemptions;
2. Adding a new subsection to GMC Section 17.28.040 that provides for approval of condominium subdivisions if certain conditions are met; and
3. Adding a definition and associated terms for *Condominium* to GMC Section 17.36.020.

If the attached ordinance is approved, the Town's Subdivision Exemption Plat Checklist will need to be revised to include submittal requirements for processing a condominium subdivision. The attached draft Subdivision Exemption Checklist includes the necessary submittal requirements for a condominium subdivision.

Hoeft moved to recommend approval to the Board of Selectmen of Ordinance #1 (Series 2018) amending sections 17.28.040 and 17.36.020 of the Georgetown Municipal Code concerning condominium subdivisions, with second by Wilkins. The motion passed unanimously.

Approval of Minutes

Hoeft moved to approve the minutes of November 8, 2017, with second by Weber. The motion passed unanimously.

Adjournment

Hoeft moved to adjourn the meeting, with second by Wilkins. Motion passed unanimously. Meeting was adjourned at 6:18 P.M.



Nikki Weber, Chairperson



Date



Jennifer Yobski, Recording Secretary



Date

